

## Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, January 27, 2021 in the Community room of the Juneau Senior Apartments located at 491 E Center Street Juneau, WI.

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Mary Reak

Appeared by phone: Donna Maly, Shirley Kitchen, Eugene Wurtz

Absent: None

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Housing Supervisor

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Shirley Kitchen to approve the agenda. The motion was seconded by Mary Reak. Motion carried.

Motion was made by Mary Reak to dispense the reading of the December 23, 2020 regular meeting and tour minutes and approve them as presented. The motion was seconded by Shirley Kitchen. Motion carried.

Public Forum- None

Communications- Received note from tenant thanking us for Christmas bag.

The Financial reports were reviewed. A motion was made by Shirley Kitchen to approve the financial reports as presented. The motion was seconded by Mary Reak. Motion carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. Board reviewed D6 for Dynasty clean. Board also reviewed 7324-base mgmt. fee. Motion was made Mary Reak to approve the bills and pay as due. The motion was seconded by Donna Maly. Motion carried.

Reports:

Occupancy report/HUD utilization:

Dodge 1, 6 and OGLLC Occupancy Report for period January 1, 2021.

Theresa	12-11	Burnett	12-11	Iron Ridge	8-8	Waupun	48-45
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Ashippun	12-12	Lowell	12-12	Juneau	15-15	Oak Gove	24-22
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Reeseville	14-13	Hustisford	14-14	Beaver Dam	17-15
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Housing Choice Voucher Section 8 Program January 2021: Vouchers – 109 + 3 port out, 14 PBV

Maintenance report- Limited Maintenance and Cleaning buildings

Tenant/Program participation report- Reviewed details of Tenant/Program Participation Report.

Management- Processing 1099, W2, Quarterly and annual reports, Speaking with different agencies about Tax Credits

OGLLC Phase 2 Update: Meeting with tenants, renting apartments, anticipate to be full around 3/1/2021.

Old Business:

- A. A motion was made by Mary Reak to table the Dodge 1 April 2021/March 2022 budget. The motion was seconded by Shirley Kitchen. Motion carried.

New Business:

- A. A motion was made by Mary Reak to approve the Continuation Budget for Dodge 6 April 2021/ March 2022. The motion was seconded by Donna Maly. Motion carried.

Announcements:

A motion was made by Mary Reak to adjourn. The motion was seconded by Shirley Kitchen. Motion carried.

Meeting adjourned at 9:37 a.m.

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Glenn Stousland, Chairperson

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Donna Braun, Executive Director

**DODGE COUNTY HOUSING AUTHORITY**  
**OCCUPANCY REPORT Affordable Apartments**

January 1, 2021		Move-Outs/Move Ins	February 1, 2021	
<b><u>Dodge 1</u></b>				
Theresa	12-11	1 M/O	Theresa	12-10
Ashippun	12-12		Ashippun	12-12
Reeseville	14-13		Reeseville	14-13
Burnett	12-11	1 M/I	Burnett	12-12
Hustisford	14-14		Hustisford	14-14
Lowell	12-12	1 M/O	Lowell	12-11
Iron Ridge	8-8	1 M/O	Iron Ridge	8-7
Juneau	15-15	1 M/O	Juneau	15-14
Beaver Dam	17-15		Beaver Dam	17-15
Total Vacancies 116 -111			Total Vacancies 116 - 108	
Percent Vacancy 3.4%			Percent Vacancy 6.9% YTD 4.72%	
<b><u>Dodge 6 Waupun</u></b>			<b><u>Waupun</u></b>	
48- 45			48-45	
Percent Vacancy 6.3%			Percent Vacancy 6.3% YTD 5.99%	
<b><u>OGLLC Phase 1</u></b>			<b><u>OGLLC P1</u></b>	
24 -22		1 M/I	24-23	
Percent Vacancy 8.3%			Percent Vacancy 4.2% YTD 6.36%	
<b><u>OGLLC Phase 2</u></b>			<b><u>OGLLC P2</u></b>	
20-14		3 M/I	20-17	
Percent Vacancy 30%			Percent Vacancy 15% YTD	
<b>All Units</b>			<b>All Units</b>	
<b>208 /192 7.6% (5.4%)</b>			<b>208/193 7.3% (6.4%)</b>	

**HUD HOUSING CHOICE VOUCHER PROGRAM**

**January 1, 2021**

Total program participants paid by Dodge County 109 + 3 port out + 14 PBV= 126 total

**February 1, 2021**

Less 0 household removed  
Less 2 households voluntarily off  
Less 0 port out absorbed  
Less 0 port out billing  
Less 0 voucher searching  
Added 0 Port In absorbed  
Added 0 New  
Added 0 voucher searching back on program  
Paying for port out 3  
PBV 17  
Total program participants we are paying for 127  
Current program participants searching 0  
Current Vouchers Issued 3  
HVC Waiting List 709 applications – 455 local preference  
PBV Waiting List 61 applications – 40 local preference

Prepared – February 19, 2021